D. LEE KELLER 114 East 8th Street Frederick, Maryland

21701

Plaintiff

IN THE CIRCUIT COURT

NO. 24,420 EQUITY

FOR

FREDERICK COUNTY

MARYLAND

EVELYN KELLER 515 West C Street Brunswick, Maryland 21716

Defendant

VALUABLE FEE SIMPLE REAL ESTATE IN TOWN OF BRUNSWICK, MARYLAND

Pursuant to an Order of Court in the Circuit Court for Frederick County, Maryland, In Equity, No. 24,420, the undersigned Trustees will offer for sale the following described real estate at the Courthouse Door in Frederick, Maryland on:

MARCH 21, 1974

AT 11:00 A.M. FIRST: Lots 113 through 123 inclusive as shown on a Plat of J. P. Karn & Bros. First Addition to Brunswick, said Plat being recorded among the plat records of Frederick County, Maryland, in Plat Book S.T.H. at folio 182 and being part of the real estate conveyed unto Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc., by dood dated December 23, 1947 and recorded in 1 Liber 469, tolio 65.

A portion of this block of lots is improved by a fine ultramodern 80 foot home overlooking the Potomac River. This exceptional home has an entrance hall with walnut floor, 10' x 15' leading to an "L" shaped living room with a cathedral ceiling and stone fireplace. The living room is 15' x 26' x 10' x 30'. The kilchen is uttra-modern with walnut cabinets and floors, ceramic tile top with built-in electric stove, eye-level oven with exhaust fan. There is a 17' x 30' dining room, a 10' x 15' den, and a sunken bedroom 20' x 20'. The ceramic tile bath is equipped with a sunken tub and shower with walnut vanity. The lower level of the home has four large rooms with full bath, finished in early American, all maple panel. The house has baseboard heat, stereo intercom system inalde and outside the house, and a front and rear patio. In addition to a drilled well, the house has City water and sewerage.

This property is located on "C" Street east of Central Avenue adjacent to the high School.

SECOND: All that lot or parcel of land containing 1.82 acres more or less described as Parcel Second in a deed from J. P. Karn, Inc. to Daniel Lee Keller and Evelyn G. Keller, his wife, dated December 23, 1947, recorded in Liber 469, folio 65, one of the Land 1 Records of Frederick County, Maryland, which said lot or parcel of land has been resubdivided into four lots designated as Lots 129 through 132 inclusive on a revised plat of the J. P. Karn & Bros. First Addition to Brunswick, said plat being recorded in Plat Book 3, at folio 92, one of the Land Records of Frederick County, Mary land. Sale of these lots is to be together with all the right, title and Interest of Daniel Lee Keller and Evelyn G. Keller, in and to the bod of an abandoned street and cut-de-sac and extending, in the

case of each lot, to the center thereof. These lots are unimproved. THIRD: Lots 102 through 112 inclusive as shown on a plat of J. P. Karn and Bros. First Addition to Brunswick, said plat being recorded among the Plat Records of Frederick County, Maryland. in Plat Book S.T.H. at folio 82 and on revised plat of the J. P. Karn & Bros. First Addition to Brunswick, recorded in Plat Book 3 at folio 92 and being part of the real estate conveyed unto Daniet Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc. by deed dated December 23, 1947, and recorded in Liber 469, folio 65, and by deed from the Mayor and Council of Brunswick, a body corporate, dated May 7, 1954, and recorded in Liber 531, totio 217, one of the Land Records of Frederick County, Maryland.

FOURTH: All of the right, title and interest of Danlet Lee Keller and Evelyn G. Keller, his wife, in and to all that unimproved lot or parcel of land described as Lot 31A located on the south side of "B" Street west of Florida Avenue at the Intersection of "B" Street with an unopened 10 foot alley. Being part of the real estate conveyed unto Daniel Lee Keller and Evelyn G. Keller, his wife, by J. P. Karn, Inc. by deed dated December 23, 1947, and recorded among the Land Records of Frederick County, Maryland, Liber 469 at folio

FIFTH: All the right, title and interest of Daniel Lee Keller and Evelyn G. Keller, his wife, in and to Lot No. 54 as shown on the plat of J. P. Karn & Bros. First Addition to Brunswick and recorded in Plat Book S.T.H., at folio 182, saving and excepting therefrom the 155 portion thereof conveyed by Daniel Lee Keller and Ereirn G. Kollor, his wife, unto Clifton S. Fry and wife, by dend Cated 1.10, 76, 1549 and recorded in Liber 479, folio 358, one of the Land Records of Frederick County, Maryland, Unimproved, part of of the or parcels of land conveyed to Daniel Lee Keller and C was his wife, by J. P. Karn, Inc. by deed dated Oncemthe 12 lear and recorded among the Land Records of Frederick Caurey Waryland, in Liber 459, tolio 65.

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First, Lots 113 through 123 will be sold first by the description of said lots as shown on the plat recorded in Plat Book S.T.H. 182

ORDER OF SALE

Second, 1 82 acre parcel described as Parcel Second In the J. P. Karn, Inc. deed to Daniel Lee Keller and wite of December 23. 1947, recorded in Liber 469, folio 65, one of the Land Records of Frederick County, Maryland, will be offered as an entirety and the

Third, Lots 113 through 123 will be offered as three separate groups; namely, Lots 113 through 116, Inclusive, unimproved with the bed reserved; Lote 117 through 129 inclusive and improvements thereon, with the bid reserved; and Lots 121 through 123 unimproved, with the bids reserved. Fourth, the 1.82 acre tract will then be offered as lots together

with the right, title and interest of Daniel Lee Keller and Evelyn G. Keffet to the center of the unopened street and cul-de-sac with Lote 129, 130, 131, and 132 as shown on the plat recorded in Plat Book 3, fulin 92, each being sold separately and the bid reserved. Fifth, the entire parcet lying to the north of "C" Street consist-Ing of Lots 113 through 123 and 129 through 132 will be sold as an

entirely and the bid reserved. All of the proregoing real estate will then be conveyed in the manner producing the most revenue. The Trustees will cooperate with the purchasers in obtaining the official abandonment and reconveyance of the bod of the abandoned street and cul-de-suc

Shift. Lots 102 through 112 located on the south of "C" Street will be sold as on entirety. Evolyn G. Keller, his wife, to Lot 31A will be sold, if the Trustees Are unable to obtain clear title from the Town of Brunswick for the purposes of this conveyance, purchaser's deposit will be.

table he remaining portion of Lot 54 will be sold. If the Trusting to minible to obtain clear title from the Town of Brunswick to purchasor's deposit will be returned.

Cash 1/10 of the Purchase price will be required of the further or one in the due TURMS OF SALE: purchase of purchase price will be required in burdise on the day of sale, the balance to be due to unit with a contract of co upon militication of the anio by the Circuit Court. All costs of con-Voyancing, including dend by the Circuit Court. All come in a family dend preparation, revenue stamps, and transfer theres, tiple or limit there is the benefit of the purchaser of and coats of any so. and could of day surveys or a ferred for the benefit of the poor in the fit of the poor in the fit of the fit the district with the respect to the first the contract to the first the contract to the contr

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Line and W. Cockhelle G. LUNVARD DWYFH. JR. EDWARD W. COCKRELL Allorney at Law Wheaton Plaza Bldg. Wheaton, Maryland 20902 G. EDWARD DWYER, JR. ZIMMERMAN AND ALDRIDGE Attorneys at Law 120 W. Church Street Frederick, Maryland 21701 EMMERT R BOWLUS, Auctioneer

ACKNOWLEDGEMENT OF PURCHASER AT TRUSTEE SALE

I hereby acknowledge having purchased from G. Edward Dwyer, Jr. and Edward W. Cockre Trustees in Equity No. 24,420 in the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, all those pieces or parcels of real estate situate. lying and -being in the town of Brunswick, Frederick County, State of Maryland, designated as

Francisco Part and more fully described in the annexed 155 advertisement and being part of all the real estate conveyed unto D. Lee Keller and Evelyn Keller, his wife, by J.P. Karn, Inc. by Deed : dated December 23, 1947 and recorded in Liber 469, folio 65, at and for the sum of 9475and upon the terms of sale set forth in said advertisement.

Witness: